

CITY OF NEWARK

DEPARTMENT OF DEVELOPMENT

DIRECTOR'S OFFICE

F A C S I M I L E * T R A N S M I T T A L * S H E E T

DATE:

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TO:

Steve Walker - Star Ledger

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FROM:

DEPARTMENT OF DEVELOPMENT
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COMMENTS:

Per our conversation!

1110 95' Dorothy - F/T
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HOUSING UNITS CITY OF NEWARK

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total Units	116,757	124,398	134,877	127,424	121,387	102,473
Occupied	112,194	122,531	127,772	121,041	110,912	91,552
<i>Owner (O.Rate)</i>	20,209 <u>+ 18%.</u>	28,705 23.4%	28,828 22.6%	24,932 20.6%	23,403 21.1%	21,115 23.1%
<i>Renter (R. Rate)</i>	91,985 82%	93,826 76.6%	98,944 77.4%	96,109 79.4%	87,509 78.9%	70,437 76.9%

SOURCE: U.S. Census, 1960, 1970, 1980, 1990.
1940, 1950

HOUSING CONSTRUCTION STATISTICS FOR NEWARK
1986 - 1994
(Completed housing units)

INCOME LEVEL	NEW CONSTRUCTION		REHABILITATION		TOTAL
	SALE	RENTAL	SALE	RENTAL	
LOW	133	267	10	338	748
MODERATE	227	19	3	27	276
MARKET	840	0	291	165	1,296
TOTAL	1,200	286	304	530	2,320

**HOUSING CONSTRUCTION UNITS
NOT YET COMPLETED
DECEMBER 1994**

INCOME LEVEL	NEW CONSTRUCTION		REHABILITATION		TOTAL
	SALE	RENTAL	SALE	RENTAL	
LOW	75	196	28	220	519
LOW/MODERATE	44	72	0	14	130
MODERATE	100	0	0	0	100
MARKET	558	0	480	0	1,038
TOTAL	777	268	508	234	1,787

SUMMARY OF HOUSING CONSTRUCTION FOR NEWARK
1986 - 1994
(includes completed and partially completed projects)

IMCOME LEVEL	NEW CONSTRUCTION		REHABILITATION		TOTAL
	SALE	RENTAL	SALE	RENTAL	
LOW	208	463	38	558	1,267
LOW/MODERATE	44	72	0	14	130
MODERATE	327	19	3	27	376
MARKET	1,398	0	771	165	2,334
TOTAL	1,977	554	812	764	4,107

HOUSING DEVELOPMENT PROJECTS

	<u>PROJECT DEVELOPER, LOCATION & NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
1.	University Heights Neighborhood Development Corporation Littleton & Fairmount Avenues between Springfield & 15th Avenues	66 DU. Condominium, New Construction Attached Townhouse. \$6.0 million TDC Low/Moderate Income	Completed	C
2.	GAB Development, Inc. Littleton Avenue Village So. 6th St. & Littleton Avenue between Springfield & 15th Avenues	102 DU, Rental, New Construction Garden Apartment. \$7.6 million TDC Low Income	Completed	C
3.	Johnson & Sons Realty 218-222 Chancellor Avenue	24 DU, Rental, Rehabilitation Walk Up. \$655,000 TDC Low/Moderate Income	Completed	S
4.	Johnson & Sons Realty 163-169 Chancellor Avenue	42 DU, Rental, Rehabilitation Elevator Bldg., \$1.06 million TDC Low/Moderate Income	Completed	S
5.	La Casa de Don Pedro Villa Santa Maria Broadway & Kearney Street	39 DU, Condominium, New Construction Attached Townhouse. \$2.7 million TDC Low/Moderate Income	Completed	N
6.	La Casa de Don Pedro Prospect Villa 81-85 Mt. Prospect Avenue	7 DU, Condominium, Rehabilitation Walk Up, \$438,000 TDC Low/Moderate Income	Completed	C
7.	Trinity U.M.C. Housing Corp. Bergen Street & Avon Avenue	16 DU, Fee Simple, New Construction Duplex, \$1.44 million TDC Low/Moderate Income	Completed	C
8.	New Community Corporation Roseville Gardens 351 Sussex Avenue	31 DU, Rental, Rehabilitation Walk Up. \$1.55 million TDC Low Income	Completed	W
9.	Habitat for Humanity 294-1/2 South Orange Avenue	4 DU, Condominium, Rehabilitation Walk Up. \$315,000 TDC, Low Income	Completed	C
10.	H.R. Lambert 326 Park Avenue	9 DU, Rental, Rehabilitation Walk Up. \$490,000 TDC, Low Income	Completed	C
11.	H.R. Lambert 493 Central Avenue	13 DU, Rental, Rehabilitation Walk Up. \$709,000 TDC, Low Income	Under Construction	W
12.	West Side Heights Development Co. 381-395 South Orange Avenue	8 DU, Rental (+ 8,000 SF Retail Space) New Construction, Walk Up. \$965,000 TDC Moderate Income	Completed	W
13.	City of Newark Victory Gardens Bergen Avenue & Magnolia Street	50 DU, Fee Simple, New Construction Attached Townhouse. \$5.0 million TDC Low/Moderate Income	Completed	C
14.	City of Newark Victory Gardens Bergen & Avon Avenues	26 DU, Fee Simple, New Construction Attached Townhouse. \$2.6 million TDC Low/Moderate Income	Completed	C
15.	City of Newark Victory Gardens 16-36 Telford Street	7 DU, Fee Simple, New Construction Attached Townhouse. \$700,000 TDC Low/Moderate Income	Completed	W
16.	City of Newark Victory Gardens 15-29 Brookdale Avenue	5 DU, Fee Simple, New Construction Attached Townhouse. \$500,000 TDC Low/Moderate Income	Completed	W

	<u>PROJECT DEVELOPER, LOCATION & NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
17.	Unified Vailsburg Service Organization 61 Mountain View Avenue	2 Family, Rehabilitation Detached, \$82,500 TDC Moderate Income	Completed	W
18.	Unified Vailsburg Service Organization 37-39 Isabella Avenue	3 Family, Rehabilitation Detached, \$92,600 TDC Moderate Income	Completed	W
19.	Johnson Apartments Company "A" Housing Supervisors Corp. 29-33 Johnson Avenue	30 DU, Rental, New Construction Attached Townhouse, \$2.4 million TDC Low Income (Section 8)	Completed	S
20.	Habitat for Humanity 292-294 South Orange Avenue	4 DU, Condominium, Rehabilitation Walk Up, \$400,000 TDC Low Income	Completed 12/92	C
21.	Dr. Juan Grana 144-150 Brunswick Street	18 DU, Rental, Rehabilitation Walk Up, \$1.2 million TDC Low Income	Completed 6/92	E
22.	St. James Square Housing Corp. Broad Street and Broadway at Third Avenue (Phase I)	22 DU, Rental, New Construction Attached Townhouse, \$2.4 million TDC Low Income	Completed 11/92	N
23.	K. Hovnanian Companies Society Hill at University Heights I (Site A) South Orange & 13th Avenues between Boston & Howard Streets	168 DU, Condominium, New Construction Townhouse/Flats, \$14.4 million TD Market Rate-15% Low/Moderate Income	Completed	C
24.	K. Hovnanian Companies Society Hill At University Heights II (Lower Site D) South Orange & Springfield Avenues below Boston Street	164 DU, Condominium, New Construction Stacked Townhouse, \$15.5 million TDC Market Rate-15% Low/Moderate Income	Completed	C
25.	K. Hovnanian Companies Society Hill At University Heights III (Site B) 13th Avenue & West Market Street between Richmond & Wickliffe Streets	199 DU, Condominium, New Construction Stacked Townhouse, \$18.6 million TDC Market Rate-15% Low/Moderate	Completed	C
26.	Tiffany Manor (Phase III) Tiffany Boulevard	129 DU, Rental, Rehabilitation Walk Up, \$14.7 million TDC Market Rate-20% Low Income	Completed	N
27.	The Alpert Group 521 - 527 Elizabeth Avenue	51 DU, Rental, Rehabilitation Elevator Bldg., \$4.9 million TDC, Market Rate-20% Low Income	Completed	S
28.	Vogue Housing University Estates South Orange & 13Th Avenues between Richmond & Boston Streets	40 DU, Fee Simple, New Construction Attached Townhouse, \$3.5 million TDC Market Rate	Completed	C
29.	Urban Development & Management, Inc. The Commons at Arlington Street Arlington Street, Court Street & University Avenue	15 DU, Condominium, New Construction Attached Townhouse, \$4.4 million TDC Market Rate	Completed	C
30.	Cali Associates 19 Lyons Avenue	67 DU, Condominium, Rehabilitation Elevator Bldg., \$4.22 million TDC Market Rate	Completed	S
31.	Engle & Henkind Renaissance Towers 111 Mulberry Street	147 DU, Condominium, Rehabilitation Elevator Bldg., \$13 million TDC Market Rate	Completed	S

	<u>PROJECT DEVELOPER, NAME & LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
32.	Waterfront Invest Forrest Hills Summer Avenue & Halleck Street	74 DU, Condominium, New Construction Garden Apt., \$6.3 million TDC Market Rate	Completed	N
33.	Rosa Gardens U.R. Corp. Rosa Gardens Summer Avenue between Montclair & Verona Avenues	18 DU, Condominium, New Construction Garden Apt., \$1.53 million TDC Market Rate	Completed	N
34.	468-470 Mt. Prospect U.R. Associates Villa Rosa 468 Mt. Prospect Avenue	8 DU, Condominium, New Construction Walk Up, \$720,000 TDC Market Rate	Completed	N
35.	KAG Associates 920 So. 19th St., 28 Columbia Avenue, 29 Dassing Avenue	5 DU, Condominium, New Construction Townhouse, \$300,000 TDC Market Rate	Completed	W
36.	Julio & Eva Ramos 621 Market Street	7 DU, Condominium, New Construction \$770,000 TDC, Market Rate	Completed	E
37.	Jacinto Rodriguez The Gate At Roman Commons 63-69 Rome Street	18 DU, Condominium, New Construction Walk Up, \$1.8 million TDC Market Rate	Completed	E
38.	James Barry 610 Third Street	2 DU, Condominium, New Construction \$198,000 TDC, Market Rate	Completed	N
39.	Gonsalves 239 East Kinney Street	8 DU, Condominium, New Construction Duplex, \$640,000 TDC, Market Rate	Completed	E
40.	American Custom Homes 144-146 Littleton Avenue	8 DU, Condominium, New Construction \$454,500 TDC, Market Rate	Completed	W
41.	Henrique Caldas 606 Third Street	3 DU, Condominium, New Construction \$285,000 TDC, Market Rate	Completed	N
42.	Stanley Lichens The Chocolate Factory 51 Bruen Street	25 DU, Condominium, Rehabilitation Walk Up, \$2.25 million TDC Market Rate	Completed	E
43.	Gary Garris 271-277 South Orange Avenue	12 DU, Rental (+ 6 Commercial Units) Rehabilitation, Walk Up, \$600,000 TDC Market Rate	Completed	C
44.	Tiffany Manor Associates Tiffany Park (Phase I & II) Tiffany Boulevard	28 DU + 36 DU, Condominium New Construction, Attached Townhouse \$4.8 million TDC, Market Rate	Completed	N
45.	Wilson Towers 47-57 Wilson Avenue	48 DU, Condominium, New Construction Elevator, \$5.7 million TDC Market Rate	Completed	E
46.	Castle Properties Mt. Prospect Manor 375 Mt. Prospect Avenue	43 DU, Condominium, Rehabilitation Elevator, \$1.0 million TDC Market Rate	Completed	N
47.	Carlos Vieira 297 Jefferson Street	9 DU, Condominium, Rehabilitation Walk Up, \$700,000 TDC, Market Rate	Completed	E
48.	Jacinto Rodriguez The Gate At Roman Commons II 40-42 Rome Street	12 DU, Condominium, New Construction Walk Up, \$1.2 million TDC Market Rate	Completed	E
49.	Vogue Housing Mt. Pleasant Estates Mt. Pleasant Avenue & Clark Street	42 DU, New Construction, Townhouse Originally Fee Simple Market Rate Under Consideration as Low Income Rental, \$3.7 million TDC	Sold to NHA For Public Housing Construction resumed	N
50.	Hecorh Urban Renewal Development Corp. Orange Street between Hecker & Hudson Streets	28 DU, Fee Simple, New Construction Attached Townhouse, \$2.53 million TDC Market Rate	6 DU Completed	C

	<u>PROJECT DEVELOPER, LOCATION & NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
51.	Villa Teresa 485 Broadway	12 DU, Condo, New Construction Market Rate	Completed/Not Sold	N
52.	Polk Street U.R. Hermo Court 48 Polk Street	48 DU, Condo, New Construction Walk Up, \$5.0 million TDC Market Rate	Sold to Private Developer	E
53.	Forest Hills Urban Renewal Assoc. 88 Forest Hills Parkway	480 DU, Condo Conversion, Rehab Walk Up, \$5.9 Million TDC Market Rate	Inactive	N
54.	Telephone Heights U.R. Assoc., L.P. 176 Avon Avenue	45 DU, Rental, Rehabilitation Elevator, \$6.094 million TDC Low Income	Construction Completed	S
55.	New Community Corporation New Community Estates Camden Street between 14th & 15th Avenue	56 DU, Rental, 48 DU New Construction + 8 Rehab, Attached Townhouse \$6.92 million TDC, Low Income	Completed	C
56.	Newark Apartment Improvement Program 110 Schuyler Avenue	16 DU, Rental, Rehabilitation Walk Up, \$1.4 million TDC Low Income	Inactive Project Financing Problems	S
57.	Terrace Heights Development Corporation (aka Newark-North Jersey Committee of Black Churchmen) 10 Osborne Terrace & 11 Hedden Terrace	70 DU, Rental, Rehabilitation Elevator, \$5.83 million TDC Low Income	Completed	
58.	Donald Jackson Neighborhood Development Corporation 607-613 Clinton Avenue	17 DU, Rental, Rehabilitation Walk Up, \$1.054 million TDC Low Income	Construction Completed	S
59.	Ted & Amy Hwang Grafton Court 88-90 Grafton Avenue	14 DU, Rental, Rehabilitation Walk Up, \$1.02 million TDC, Low/Moderate Income	Under Construction	N
60.	Narob Development Corp. Jasmin Houses Hawthorne & Nye Avenues between Leslie & Wainwright Street	39 DU, Fee Simple, New Construction 3 Family Homes, \$3.43 million TDC 33% Market Rate-66% Low/Moderate Income	Pending Construction	S
61.	United Cerebral Palsy, Inc. Essex Properties 193-211 Hunterdon Street	24 DU, Rental, New Construction Two Story Building, \$1.73 million TDC Low Income, Section 811/Handicapped	Under Construction	C
62.	Nobe Construction Company, Inc. Ebon Square 753-759 Clinton Avenue	49 DU, Rental, Rehabilitation, Elevator, \$4.4 million TDC Market Rate-20% Low Income	Under Construction	S
63.	K. Hovnanian Companies Society Hill at University Heights IV (Site Upper D)	257 DU, Condo, New Construction Townhouse, \$24.8 million TDC Market Rate - 15% Low/Moderate Income	Site Plan/Financing	C
64.	K. Hovnanian Companies Society Hill at University Heights V & VI (Site C & E)	310 DU, Condo, New Construction Townhouse, \$30.1 million TDC Market Rate - 15% Low/Moderate Income	Under Construction 12/92	S
65.	The Alpert Group, Inc. One Grumman/Two Keer Avenues	80 DU, Rental, Rehabilitation Two Elevator Bldgs., \$5.871 million TDC Mixed Income (32 DU low; 48 DU Market)	Under Construction Completion est. 3/95	S
66.	Basil Hart Vailsburg Villa 104-106 & 128-130 Brookdale Avenue	8 DU, Rental, New Construction Townhouse, \$540,000 TDC Low Income	Site Plan/Financing	W
67.	Prince Hall Urban Renewal Corp. E.T. Bowser Complex Irvine Turner Blvd. between 18th Avenue & Muhammad Ali Avenue	40 DU, Rental, New Construction Mid-Rise, \$4.1 million TDC Low/Moderate Income	Pending Construction	C

<u>PROJECT DEVELOPER, NAME & LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
68. Nobe Construction Company, Inc. So. 15th & 14th Streets between 18th & 19th Avenues	72 DU, Rental, New Construction Garden, \$7.6 million TDC, Low/Moderate Income	Proposal	S
69. Metropolitan United Ministry Development Corporation Watson & Meeker Avenues between Peshine & Badger Avenues	34 DU, Fee Simple, New Construction 2 Family Homes, \$2.720 million TDC Moderate Income	Under Construction	S
70. St. James Square (Phase II) Broad Street & Mt. Pleasant Avenue Between 3rd & 4th Avenues	69 DU, Rental, Rehabilitation & New Construction, \$5.5 million TDC Walk Up & Townhouse, Low Income	Site Plan/Financing	N
71. St. James Square (Phase III) Broad Street between Oriental Street & 3rd Avenue	30 DU, Rental, New Construction Townhouse, \$2.4 million TDC Low Income	Site Plan/Financing	N
72. Smyrna Urban Renewal Development Corp. Bergen & Hunterdon Streets between 15th & 16th Avenues	26 DU, Condominium, New Construction Townhouse, \$2.22 million TDC Moderate Income	Proposal	C
73. Urban Development & Management Inc. Bergen & Camden Streets between 12 & 13th Avenues	Medical Facility	Site Plan	W
74. St. Lucy's/Villa Victoria III 7th Avenue, Stone, Crane & Cutler Streets	14 - One Family Homes, New Construction 4 - Two Family Homes, New Construction \$1.972 million TDC, Market Rate	Under Construction	C
75. Newark Apartment Improvement Program 163 Huntington Street	28 DU, Rental, Rehabilitation Apartment, \$2.1 million TDC Low Income	Proposal/No Change	S
76. UMMAT Developers, Inc. Scattered Sites in Upper University Heights Area	5 DU, For sale, New Construction \$470,000 Low/Moderate Income	Pending Construction	W
77. Corinthian Housing Development Corp. 18th Ave. between S. 10th & S. 13th Streets	45 DU, Rental, New Construction Townhouse, \$4.0 million TDC Low Income	Under Construction	C
78. 95-103 North Sixth Street	35 DU, Rental, Rehabilitation Elevator, \$2.6 million TDC Low Income	Inactive	W
79. Habitat for Humanity Newark, Inc. Littleton Avenue Development 400-410 15th Avenue & 290-296 Littleton Avenue	10 DU, For Sale, New and Rehab Bi-level Duplex, \$600,000 TDC Low/Moderate Income	Under Construction 10/92	C
80. Westside Heights Inc. 372-374 South Orange Avenue	4 DU, Rental, Rehab, TDC? Three Story Structure? Low-Moderate Income	Completed	W
81. JP Affordable Housing, Inc. Block 291 (S. 8th St., 15th Ave., S. 7th St., 15th Avenues) & Block 1894 (Market St., Orange St., S. 11th St.)	34 DU, For Sale, New Construction Two-Family Duplex, \$2.24 million TDC Low-Moderate Income	Completed	C
82. American Dream Homes Watson Avenue @ Hunterdon St. (+ Scattered sites in South Ward)	16 DU, For Sale, New Construction Two-Family Duplex, \$1.06 million TDC	Completed	W
83. JP Affordable Housing, Inc. Phase II Blocks 1898, 1901 & 1902	New Construction of Single and Two Family homes for sale, \$3.2 Million TDC, Market Rate	Completed 55 units	S
	52 DU (26 Two-Family Homes) For sale, New Construction Low-Moderate Income, TDC \$3.455M	Completed	W

	<u>PROJECT DEVELOPER, LOCATION & NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
84.	JP Affordable Housing, Inc. Phase III Blocks 1810 & 290	52 DU (26 Two-Family Homes) For Sale, New Construction Low-Moderate Income, TDC \$3,455M	Completed	W/C
85.	Weequahic Park IV (aka 505 Elizabeth Avenue)	72 DU Rental Rehabilitation Multi-Family Structure, Low Income, TDC \$6,307,346	Under Construction	S
86.	La Casa De Don Pedro, Inc. 3-15 Davenport Avenue Block 694, Lots 34 & 2	16 DU (8 Two-Family Homes) New Construction, For Sale Low-Moderate Income. TDC \$1,120,000	Pending Construction	N
87.	La Casa De Don Pedro, Inc. 26-36 Webster Street Block 482, Lot 60	10 DU (5 Two-Family Homes) New Construction, For Sale Low-Moderate Income TDC \$700,000	Site Plan/Financing	C
88.	Unified Vailsburg Service Organization 186-194 Stuyvesant Avenue Block 4073	10 DU (5 Two-Family Homes) New Construction, For Sale Low-Moderate Income TDC \$798,349	Pending Construction	W
89.	Wakeman Square 87-89 Wakeman Street	42 DU, New Construction Rental, Low Income TDC \$5,037,595	Under Construction	N
90.	James Street Urban Renewal Corporation 62-72 James Street Block 41	14 DU, Substantial Rehabilitation For Sale, Low-Moderate Income TDC \$1,283,000	Pending Construction	C